

Education and Local Government Interim Committee

Jan 14, 2016

Shawn Thomas, Administrator Trust Land Management Division

Montana DNRC

Road Segments and possible easement valuations for Gallatin and Missoula Counties

Gallatin County:

- 65 parcels
- 46 miles of road
- 251 acres (assuming 60' ROW unless on a section line, then 30')
- Estimated value for 59 of the parcels \$174,000
- Average is about \$3000 per parcel
- There are 6 high value parcels that we don't have costs for, these would need an appraisal

Missoula County:

- 23 parcels
- 18 miles of road
- 129 acres (assuming 60' ROW unless on a section line, then 30')
- Estimated value of all roads is \$149,000
- We've worked out a potential to resolve 4 of these roads through a USFS Cost Share agreement that has a value of \$19,000. This would leave an estimated balance of \$130,000 for the remaining roads
- Average is about \$5500/parcel

Notes:

- The list of parcels and roads has not been thoroughly researched at the courthouse level.
- The number of parcels in each county is based on our best available information. It came from a cross reference of our database and information gleaned from county GIS/road departments.
- Getting to this level of information alone is a fair amount of work, but it represents the tip of the iceberg.
- Undoubtedly, regardless of the level of courthouse research that is able to be done, some will remain unclear without some sort of further legal process.

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